

After recording return document to:

City of Burlington  
833 S Spruce Street  
Burlington, WA 98233



200801310198  
Skagit County Auditor

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**Document Title:** *Warranty Deed*

**Grantor:** *The Starlight Group LLC*

**Grantee:** *CITY OF BURLINGTON*

**Legal Description:** *Ptn NW 1/4, 32-35-4E W.M., aka Trs. 1, 2& 5, BSP Burl-1-99*

**Additional Legal Description is on:** *Exhibit "A" of this Document*

**Assessor's Tax Parcel Number:** *P116701*

In the Matter of: NORTH BURLINGTON BOULEVARD IMPROVEMENTS

### WARRANTY DEED

The Grantor, **THE STARLIGHT GROUP LLC**, a Washington limited liability company, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, hereby conveys and warrants to the **CITY OF BURLINGTON**, a Municipal Corporation of the State of Washington, the following described real property situated in Skagit County, State of Washington, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain:

For legal description and additional conditions, see

**Exhibit A attached hereto and made a part hereof.**

Also, the Grantor requests the Assessor and Treasurer of said County to set over to the remainder of the hereinafter described PARCEL "A", the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Burlington unless and until accepted and approved hereon in writing for the City of Burlington.

**WARRANTY DEED**

Dated this 22<sup>nd</sup> day of JANUARY, 2008

**GRANTOR:**

THE STARLIGHT GROUP LLC

By: Robert A. Egerer

Its: Mgr. Mbr

By: Christina L. Egerer

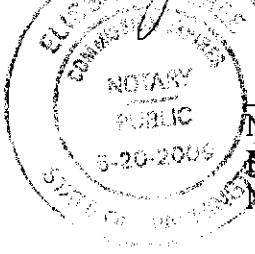
Its: Member

339  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
JAN 31 2008  
Account Paid to  
Skagit County Treasurer  
By: mm Deputy

STATE OF WASHINGTON }  
COUNTY OF Skagit } ss.

On this 22<sup>nd</sup> day of January, 2008, before me personally appeared Robert Egerer and Christina Egerer, to me known to be the Managing Member and Member of THE STARLIGHT GROUP LLC, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

DATED this 22<sup>nd</sup> day of January, 2008.



Christina M. [Signature]  
Notary Public  
Residing at Jedro Woolfuf  
My appointment expires 5/20/09




**WARRANTY DEED**

**GRANTEE:**

Approved as to Form:

CITY OF BURLINGTON

 **FOR:**

Chal Martin, P.E.  
Public Works Director

Attest:

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**WARRANTY DEED**

**EXHIBIT "A"**

**Legal Description of Parcel P116701 - Before Right of Way Acquisition**

(Shown on Land Title Company Second Limited Liability Report Order No. 120959-LL dated Sept. 11, 2007)

Lot 1 of Binding Site Plan No. Burl-1-99, approved May 1, 2000, recorded May 3, 2000, under Auditor's File No. 200005030015 and being a portion of the Northwest ¼ of Section 32, Township 35 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for access and utilities over, under and across Lots 1, 2 and 3 of said BSP No. Burl-1-99.

Situate in the County of Skagit, State of Washington.

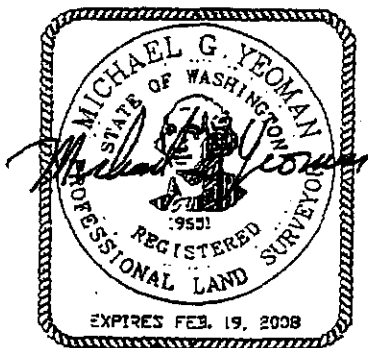
**Legal Description of Right of Way Acquisition on Parcel P116701**

Beginning at the Southwest corner of said Parcel P116701;

Thence South 89°22'32" East, along the South line of said Parcel P116701, a distance of 12.71 feet;

Thence North 02°40'30" East, leaving the South line of said Parcel P116701, a distance of 35.92 feet to a point on the Easterly Right of Way of North Burlington Blvd., said point called out as Station 29+09.54, 42.89 feet Right as shown on City of Burlington Right of Way Plan of North Burlington Blvd., Sheet 6 of 7, approved in 2007, on file with the City of Burlington Public Works Department;

Thence South 21°55'02" West, along the Easterly Right of Way of North Burlington Blvd., a distance of 38.53 feet to the Point of Beginning.



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Parcel P116701



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